

T.C.

**Town of Vernon
Planning & Zoning Commission (PZC)
Meeting Minutes - *APPROVED*
Thursday January 5, 2017
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT**

RECEIVED
VERNON TOWN CLERK
17 FEB 10 AM 10:18

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:30pm.
- Regular members present: Charles Bardes (Chairman), Wes Shorts, Roland Klee and Joseph Miller (alternate) sitting for Hector Reveron.
- Members Absent: Susan Reudgen, Hector Reveron and Ronald Scussel
- Staff present: Marina Rodriguez
- Recording secretary: Kathleen Minor

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business"

None

2.2 Communications received NOT related to Agenda items

- Marina Rodriguez informed Commission that there are copies of the filing from the Town Clerk office for the Text Amendment [PZ-2016-18] approved at the December 15, 2016 PCZ meeting
- The fall 2016 quarterly Connecticut Landscape Architect magazine

2.3 Acceptance of Minutes of PZC meeting 12/15/16

Marina Rodriguez cited various additions and changes and that she would like corrected or added to the minutes of the PCZ meeting of 12/15/16.

Joseph Miller motioned to accept the minutes of the 12/15/16 meeting as presented with corrections and Roland Klee seconded.

Wes Shorts questioned if approval of the minutes should be tabled until the next meeting rather than approved with corrections. After discussion, Chairman Bardes asked Joseph Miller if he would withdraw the motion. Joseph Miller withdrew the motion.

Wes Shorts presented a motion to postpone approving the minutes of the 12/15/16 PZC meeting as presented due to necessary changes that need to be written out and they will be presented at the next PZC meeting. Roland Klee seconded and the motion and it passed unanimously.

2.4 Election of Officers

- Wes Shorts nominated Charles Bardes for Chairman. Joseph Miller seconded. There were no other nominations presented. Charles Bardes was elected unanimously with one ballot.
- Roland Klee nominated Wes Shorts for Vice Chairman. Joseph Miller seconded. There were no other nominations presented. Wes Shorts was elected unanimously with one ballot.
- Chairman Charles Bardes nominated Roland Klee for Secretary. Wes Shorts seconded. There were no other nominations presented. Roland Klee was elected unanimously with one ballot.

The newly elected officials will begin their duties at the next regularly scheduled PZC meeting.

3. Public Hearing and Action on Application

Chairman Charles Bardes opened the Continuation of Public Hearing at 8:23pm.

3.1 Continuation of Public Hearing on Application [PZ-2016-19] of Garrett Homes LLC for a Special Permit/Site Plan of Development for a Dollar General Store at #1188 Hartford Turnpike (Assessor's ID: Map#43, Block#68, Lot/Parcel#30).

- Town Planner Marina Rodriguez read the Public Notice into record.
- The following Town and Staff review comments were referenced:
 - Town Planner 12/6/16; North Central District Health Department 12/1/16; Traffic Authority 11/23/16; Zoning Enforcement Officer 11/22/16; Building Official 11/22/16; Fire Marshal 11/21/16
- Reviews and comments distributed at 12/15/16 PZC meeting were referenced:
 - Traffic Authority minutes of 12/8/16 meeting; Conservation Commission comments 12/12/16; North Central Conservation District review and Certification of Erosion and Sedimentation Control Plan dated 12/15/16
- Design Review Commission letter with recommendations dated 1/5/17 was distributed to Commission at this meeting.
- The Inland Wetland Commission letter dated 12/1/16 confirming permit approval was received by Commission in agenda packet as correspondence.
- All Town, Staff and Commission reviews and correspondence mentioned relating to this application were re-submitted via email to the Commission with the exception of the DRC comments as mentioned above.

Attorney Dori Flamiglietti, KKC Law, and Alan Carpenter, Engineer with CHP Engineers presented the application on behalf of the applicant.

- Proposing a 7500sqft retail building in a commercial zone; approximately 1.23acre lot consisting of 30 parking spaces. Impervious area is 48.27% of lot coverage.
- Property owned by Cantor and Goldfarb Partnership.
- Dollar General retail store with hours of operation from 9am to 9pm.
- Adjacent to residential apartment complex, Dobbs Crossing.
- There are two existing residential structures that will be removed and the site redeveloped to support the building and supporting infrastructure.

- Wetlands permit has been approved and was necessary due to small wetlands pocket; the project has no direct impact to wetlands.
- Full access driveway width has been expanded to accommodate the turning movements of a full size tractor trailer that will be delivering on site once a week during off peak normal business hours.
- Landscape plan was discussed; existing vegetation and fence on residential side; canopy trees and shrubs to be added for buffer.
- Storm water design and drainage was presented; snow removal was discussed
- Site lighting plan was presented; plans have been revised – LED lighting provider reduced the number of poles to one, which will have two fixtures to minimize lighting level impact to residential area.
- Enhancements were made to building per the DRC; adding clapboard and height to parapet to block rooftop units and visibility to residential area.
- Impervious area calculations will be added to page C6 of site plan.
- Signage plan was presented; channel lettering above door and pylon sign in accordance with regulations.
- Dumpsters will be in enclosed area per site plan. Trash collection times were discussed. The applicant will comply with Town requirements and ordinances.
- A revised narrative was provided from applicant on 12/8/16 regarding the three special permit requests pertaining to Aquifer Protection: Section 20.4.2.5; Section 20.4.2.6; Section 20.4.2.20.
- Marina Rodriguez asked for clarification on the dates of the plans and the modifications that the Commission is being asked to review and approve; they are the initial Site Plan dated 10/18/16; revised lighting plan dated 12/6/16, the initial submitted signage plans. The revised elevation plan showing the addition of the parapet was provided at this meeting.
- The following Special Permits have been requested for approval under this application: Section 4.9.4.15.2; Section 4.9.4.15.3; Section 4.9.4.15.1; Section 20.4.2.5; Section 20.4.2.6; Section 20.4.2.20

Carl Schaefer of 1A Fox Hill Drive came forward with concerns regarding left hand turning into the site and the possibility of bottle necking and traffic delays. The area has seen more traffic going westbound in recent years with the construction of apartments on Hartford Turnpike and the increase of traffic now and in the future.

Discussion ensued regarding the trip generation report and the Traffic Authority recommendations. The Department of Transportation has received an application regarding this project. If they require the shoulder to be widened, the applicant will comply.

Chairman Charles Bardes closed the continuation of Public Hearing at 8:47pm.

West Shorts motioned to approve application PZ-2016-19 for site plan approval and the six special permits as listed. Roland Klee seconded and the motion passed unanimously.

4. Other Business / Discussion

4.1 Receipt of Application

- There are no current applications.

4.2 Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment / Adoption of Agenda” at the beginning of the meeting

None

5. Adjournment

Wes Shorts motioned to adjourn the meeting at 8:50pm. Joseph Miller seconded and the motion passed unanimously.

Respectfully Submitted,

Kathleen Minor
Recording Secretary